



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.69 acres located at the northeast intersection of Providence Road and Ferncliff Road, west of Randolph Road (Council District 6 - Bokhari)

**PETITIONER**

The Beechwood Organization

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *South District Plan* density for the petition is **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to 3 units per acre.
- The *General Development Policies* support up to 12 units per acre.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition proposes 5 single family attached dwellings in 2 buildings for a density of 7.24 units per acre.
- The buildings are limited to 40 feet in height and the massing of the proposed buildings is compatible with single family homes along Ferncliff Road.
- The petition provides a large setback along Providence Road similar to other residential development along the corridor.
- The petition commits to a 10 foot side yard, maintains the existing vegetation and provides supplemental vegetation along the eastern property line adjacent to single family residential.
- Providence Road is a major thoroughfare, generally not suitable for low density, detached single family.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family less than or equal to 3 DUA to residential up to 8 DUA for the site.

Motion/Second: Welton / Chirinos  
Yeas: Blumenthal, Chirinos, Ham, Samuel, Spencer  
and Welton  
Nays: None  
Absent: Rhodes  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but the density is supported by the *General Development Policies*.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311